NAGLEE & SAINSEVAIN ADDITION

THIS ABSTRACT MUST BE RETURNED TO

JAS. A. CLAYTON & CO.

(A CORPORATION)

SAN JOSE, CALIFORNIA.

ABSTRACT OF TITLE

TO PROPERTY OF

A. R. Bodenschatz

E.14th.137 1/2 N.ST.JOHN

N.137 1/2 x 137 1/2 OF

BLOCK 7

NAGLEE & SAINSEVAIN ADDITION.

As Shown by the Records of Said County

Dated OCTOBER 26th. *1906*

MADE AT THE REQUEST OF

Jas A Clayton & Co

San Jose Abstract Company

Incorporated April, 1891

San Jose Abstract Building

(74 North First Street)

SAN JOSE, CAL.

THIS

SECU

BOOK

CT O

PAGE 88

ED TO

JOSE, CAL.

PERTY OF

San Jose Abstract Co.

Abstract of Title.

T O

All that certain parcel of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows, to wit:-

Commencing at a point on the Easterly line of Fourteenth Street distant thereon 137 1/2 feet from the point of intersection of the Northerly line of St.John Street with the Easterly line of Fourteenth Street; running thence Northerly along said Easterly line of Fourteenth Street 137 1/2 feet; thence at right angles Easterly 137 1/2 feet; thence at right angles Southerly 137 1/2 feet and thence at right angles Westerly 137 1/2 feet to the point of commencement; the same being a part of Block numbered 7 of Naglee and Sainsevain's Addition as shown upon the map of said City of San Jose.

Subsequent to April 4,1860, the date of the following Deed from Sherman O.Houghton et al Commissioners to J.W.B.Reynolds.

ABSTRACT

of the

PUEBLO TITLE

Derived under the Acts of the Legislature of the

STATE OF CALIFORNIA

through the

COMMISSIONERS OF THE FUNDED DEBT.

of the

CITY OF SAN JOSE.

-oOo-

HISTORY.

The Mayor and Common Council of the City of San Jose, claimants for lands described by boundaries granted July 22, 1778 by Felipe de Neve, Governor of the Province of Upper California, to the Pueblo of San Jose de Guadalupe.

Claim filed July 14th 1852 Confirmed by the Board of Land Commissioners February 5th 1856. Appeal taken August 6th 1857 Confirmed by the District Court November 26, 1859 Appeal on behalf of the U. S. Granted February 16th 1860 Decree of Final Confirmation entered in the U. S. District Court June 13th 1866.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

Statutes of 1856. Chapter CXXXVI

An act to Authorize the Funding of the Debt of the City of San Jose, and to Provide for the Payment of the same.

(Approved April 19, 1856)

Statutes of 1858. Chapter CCXXXIII.

An act to Authorize the Funding of the Unfunded Debt of the City of San Jose, and to Provide for the Payment of the Same.

(Approved April 21, 1858.)

REFERENCE TO PROCEEDINGS OF THE BOARD OF TRUSTEES OF THE CITY OF SAN JOSE.

May 17, 1858. Resignation of Thomas Fallon accepted.

(Page 265)

June 10, 1858. Election of S. O. Houghton to fill vacancy crated by resignation of Thomas Fallon.

(Page 266)

June 16, 1858. Bond of William Daniels, James C. Cobb and Sherman O. Houghton in the penal sum of $15,000 filed.

(This bond is not approved by any person or Court)

Oath of office taken before J. R. Weller, J. P. (of Milpitas Township) June 11, 1858.

August 2, 1858. The "Ordinance to carry into effect the Act concerning the Funding of the Unfunded Debt of the City of San Jose, approved April 21, 1858" was taken up, amended and adopted.

(page 269)

The City of San Jose,
By Peter O. Minor
President of the Board of Trustees.
— To —
William Daniels,
James C. Cobb and
S. O. Houghton,
Commissioners of the Funded Debt.
of the City of San Jose.

D E E D

Dated August 4, 1858.

Cons: Premises.

Whereas, William Daniels, James C. Cobb and Sherman O. Houghton, have duly qualified as Commissioners of the Funded Debt of the City of San Jose, in accordance with the requirements of an Act of the Legislature of the State of California approved April 21, 1858 entitled "An Act to Authorize the Funding of the Unfunded Debt of the City of San Jose, and to provide for the payment of thesame," and whereas, the Board of Trustees of the City of San Jose, did on August 2, 1858 by an ordinance passed by them and duly approved August 2, 1858 authorize, empower and direct P.O. Minor President of the Board of Trustees to make, execute, Acknowledge and deliver to said Commissioners a deed of conveyance, conveying to said Commissioners all the property and right, titles and interest in property belonging to said City, together with lands, and rights in lands or claims to the same, held orowned by the former Pueblo de San Jose de Guadalupe, and all the Pueblo rights of said Pueblo intrust for the payment of the debts of said City; and now, therefore I, Peter O. Minor, President of the Board of Trustees of the

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

City of San Jose, in behalf of said City by virtue of the authority conferred upon me by said ordinance, in consideration of the premises, grant, bargain, sell andconvey unto William Daniels, James C. Cobb and S. O. Houghton, Commissioners of the Funded Debt of the City of San Jose, and to their successors in office, all those certain lands lying in the County of Santa Clara, State of California, to wit: All the property and rights, titles and interests in property belonging to said City, together with the lands and rights in lands or claims to the same held orowned by the former Pueblo de SanJose de Guadalupe, and all the Pueblo Rights of said Pueblo upon trust to sell and dispose of thesame in such manner as they may deem the best interests of said city require, and apply all the moneys which shall be received by them from the sales of said lands to the payment of the Funded Debt of the City of San Jose, after paying the necessary expenses of said Board of Commissioners.

Acknd. August 23, 1858

Before John B. Hewson,

County Clerk of Santa Clara County.

Recorded September 4, 1858

Liber "L" of Deeds, page 672.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

Statutes of 1859. Chapter XCII.

An Act supplementary to and amendatory of "An Act to Authorize the Funding of the Unfunded Debt of the City of San Jose, and to provide for the payment of thesame" approved April 21, 1858.

(Approved March 7, 1859)

REFERENCE TO PROCEEDINGS OF THE COMMON COUNCIL OF THE CITY OF SAN JOSE.

May 2, 1859. Resignation of William Daniels as one of the Board of Commissioners of the Funded Debt offered and accepted. (page 265)

May 9, 1859. Clerk instructed to present resignation of William Daniels and request him (Daniels) to direct it properly.

(Page 296)

May 14, 1859. William Daniels, released from his bond as one of the Commissioners of the Funded Debt.

(Page 298)

June 6, 1859. Lawrence Archer elected to fill vacancy created by the resignation of William Daniels.

(Page 300)

June 24, 1859. Bond of James C. Cobb, Sherman O. Houghton and Lawrence Archer in the penal sum of $15000. (No endorsement or memorandum of filing)

Oath of office annexed, sworn to before Thomas Fallon, Mayor, June 24, 1859.

February 3, 1861 " Resignation of Mr. Archer as a member of the Board of Fund Commissioners was accepted and Judge Daniels unanimously chosen to fill the vacancy."

(Page 376)

February -- 1861. Bond of J. C. Cobb, S. O. Houghton and William Daniels. Oath of office taken by Daniels before R. B. Buckner, Mayor of the City of San Jose.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

Statutes of 1862. Chapter CXXVI.

An act supplementary to an Act entitled "An Act to authorize the Funding of the Unfunded Debt of the City of San Jose, and to provide for the payment of the same, approved April 21, 1858."

(Approved April 8, 1862)

Statutes of 1863. Chapter CXLII.

An Act to amend an Act entitled "An act to authorize the Funding of the Unfunded Debt of the City of San Jose, and to provide for the payment of thesame, approved April 21, 1858"

(Approved April 6, 1863)

REFERENCE TOPROCEEDINGS OF THE COMMON COUNCIL OF THE CITY OF SAN JOSE.

November 14, 1864 Resignation of S. O. Houghton, one of the Board of Commissioners of the Funded Debt of the City of San Jose presented and laid over.

(Page 241)

November 15, 1864 Resignation of S. O. Houghton as one of the Board of Commissioners of the Funded Debt of the City of San Jose accepted. Ordinance passed and approved appointing Francis E. Spencer a Commissioner of the Funded Debt of the City of San Jose.

(page 242)

November 25, 1864. Bond of William Daniels, James C. Cobb and Francis E. Spencer in the penal sum of $15,000. Oath of office (of all appended, sworn to before Jas. A.

Clayton, County Clerk, Santa Clara County.)

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

Statutes of 1866. Chapter XXIX.

An Act to Abolish the Board of Commissioners of the Funded Debt of the City of San Jose.

(Approved January 17, 1866)

Francis E. Spencer,
James C. Cobb and
William Daniels,
Commissioners of the Funded Debt
of the City of San Jose.

To

The Mayor and Common Council
of the City of San Jose, and
their successors in office.

DEED

Dated January 26, 1866.

Cons: Authority Conferred
and $1.

Whereas all of the indebtedness of the City of San Jose which existed on the 21st day of April 1858 and all of the indebtedness of said City which was authorized to be funded by virtue of an Act approved April 21st 1858 has been fully paid; and whereas the Legislature of the State of California passed "An Act entitled an Act to Abolish the Board of Commissioners of the Funded Debt of the City of San Jose." Approved January 17th 1866 wherein it is expressly provided that said Commissioners, or a majority thereof are required to convey to the Mayor and Common Council of the City of San Jose, on the application of the Mayor thereof, all the property and rights, titles and interest in property belonging to said Commissioners, together with lands and rights in lands, orclaims to the same held crowned by the former Pueblo de San Jose, and whereas the said Mayor of the City of San Jose, did January 25th 1866 make a demand on said Board of Commissioners of the Funded Debt requiring said Board to make, execute and deliver a proper deed of conveyance from said Board to said "Mayor and Common Council" of all the

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

property, rights, titles and interests in property belonging to said Commissioners which remained in their hands unsold on the 17th day of January A. D. 1866.

Now Therefore do grant, bargain, sell and convey unto the "Mayor and Common Council of the City of San Jose," and their successors in office in trust for the use and benefit of said City and the citizens thereof, all those certain lands lying in the County of Santa Clara, State of California to wit: All the property belonging to said Commissioners as such rights, titles and interests in all the lands and claims to any and all the lands held or owned by the former Pueblo de San Jose de Guadalupe, meaning thereby all right, title claim and interest in the property and lands aforesaid acquired by said Board of Commissioners by a certain deed of conveyance to said Board made and executed by P. O. Minor as President of the Board of Trustees of the City of San Jose dated on the 4th day of August A. D. 1858 and recorded in Book L of Deeds, page 672 etc. in the office of the Recorder of the County of Santa Clara, excepting from this conveyance however, all such lands as may have been heretofore sold to private persons by said Commissioners.

Acknd. February 3, 1866

Before Charles G. Thomas, N. P.

Recorded February 6, 1866

Liber "U" of Deeds, page 589.

REFERENCE TO STATUTES OF THE STATE OF CALIFORNIA.

An Act to re-incorporate the City of San Jose.

(Approved March 17, 1866)

The United States of America

To

The Mayor and Common Council
of the City of San jose
their successors and assigns.

P A T E N T

Dated June 4, 1884

Do give and grant unto the said Mayor and Common Council of the City of San jose, their successors and assigns the tract of land embraced and described in the foregoing survey (embracing within its exterior boundaries the property under search)

TO HAVE AND TO HOLD &c.

(Seal) (Signed) By the President.

Chester A. Arthur

By William Crook, Secretary.

Recorded Vol. 12, pages 341 to 426 inclusive.
S. W. Clark, Recorder of the General Land Office.

Recorded July 11, 1884

Liber D of Patents page 12.

Records of Santa Clara County.

Sherman O.Houghton,
James C.Cobb and
Lawrence Archer,
As the Board of Commissioners of the
Funded Debt of the City of San Jose

TO.

J.W.B.Reynolds

D E E D.

Dated April 4,1860.

Cons: $27.50.

Do remise, release and quit claim unto said second party and to his heirs and assigns forever, all the right, title and interest of said first parties as said Board of Commissioners acquired by them, by, through or under a certain Deed of conveyance from the City of San Jose, bearing date August 4,1858, and recorded in the office of the County Recorder of said Santa Clara County, on pages 672 and 673 in Book L of Deeds, in and to all that certain parcel of land situate in the City of San Jose, County of Santa Clara, State of California, known and described as:

Block No.7 and fractional Blocks No.8 and 20 in Naglee & Sainsevaine's Survey and Block No.20 in Cook and Branham's Survey; said Blocks being bounded on the West by Fourteenth Street; on the East by Fifteenth Street and Coyote Creek and land of Skinner; on the North by Julian Street and on the South by Santa Clara Street and containing 22 acres; excepting and reserving all streets, alleys or highways heretofore laid out or dedicated to the public.

(Sgd) S.O.Houghton,
Jas.C.Cobb
L.Archer,

Commissioners of the Funded Debt

of the City of San Jose.

Acknd. April 6,1860.

By S.O.Houghton, James C.Cobb and L.Archer,

individually and not as Commissioners.

Before Peter O.Minor, N.P.

NOTE: Notary's name omitted from body of acknowledgment.

Approved by the Common Council of the City of San Jose,

April 16,1860.

(Seal) R.B.Buckner, Mayor,

W.R.Davis, City Clerk.

Recorded April 18,1860.

Book N of Deeds,Page 245.

James W.B.Reynolds

TO

Nicholas Hayes

D E E D.

Dated September 3,1860.

Cons: $1800.

Does grant, bargain, sell, remise, release and forever quit claim unto said second party and to his heirs and assigns forever, all of those certain Blocks, Lots and parcels of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows, to wit:-

(Same as in Liber N of Deeds,Page 245.Houghton et al Commissioners to Reynolds)

Being the same land conveyed to said J.W.B.Reynolds by deed from Henry C.Skinner and Susan, his wife, bearing date August 24,1858, and duly recorded in said County in Book L of Deeds,Page 669 and 670.

First party covenants and agrees with said second party, his heirs and assigns that the title to the above described real estate he will warrant and defend against the claim or claims of all and every one of the heirs of himself and his late wife, now deceased, and that he will procure a deed of their and each of their interest in the same as soon as they become of lawful age to second party, or his heirs and assigns.

Acknd. September 4,1860.

Before Peter O.Minor, N.P.

Recorded September 4,1860.

Book N of Deeds,Page 441.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

Eugenia E.Reynolds,
(daughter and heir at law of
E.E.& J.W.B.Reynolds)
— TO —
Nicolas Hays

D E E D.

Dated March 6,1861.

Cons: $25.

Does grant, bargain, sell, remise, convey and quit claim unto second party and to his heirs and assigns forever, all the right, title and interest of said first party as well in law as in equity of, in and to all the tract of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows:-

Fractional Block No.20 in Cook and Branham's Surveys and Block No.20 and Blocks No.7 and 8 in Sansevains and Nagles Survey; said tract being bounded by Julian Street on the North,Santa Clara Street on the South; Fourteenth Street on the West and Fifteenth Street on the East.Containing 22 acres, more or less.

This deed being intended as a conveyance of all the right, title, interest, claim and demand of said first parties to said premises as the heir at law of Elizabeth E. Reynolds,deceased.

Acknd. March 6,1861.

Before Ben.E.S.Ely N.P.In and for the County of Napa, State of California.

Recorded May 13,1861.

Book O Deeds,Page 284.

Nicholas Hayes

TO

Thomas Saunders

D E E D.

Dated March 1,1869.

(Stamp $1.cancelled)

Cons: $650.

Does grant, bargain, sell, convey and confirm unto second party and to his heirs and assigns forever, all that certain parcel of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows, to wit:-

Commencing at a point on the Easterly side of Fourteenth Street 137 1/2 feet from the Northerly side of Saint John Street; and running thence North along the Easterly side of Fourteenth Street 137 1/2 feet; thence at right angles Easterly 137 1/2 feet; thence at right angles Southerly 137 1/2 feet; thence Westerly 137 1/2 feet to the Easterly side of Fourteenth Street, the place of beginning; the same being part of Block No.7 in Naglee & Sansivaines Survey, as laid down on the Sherman Day map of City of San Jose.

Acknd. March 11,1869.

Before James R.Lowe, Jr., N.P.

Recorded April 2,1869.

Book 14 of Deeds,Page 133.

IN THE PROBATE COURT, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA.

In the Matter of the Estate

— OF —

"Thomas Sanders", Deceased

REG. C. PAGE 549 ESTATE 979.

1876

July 15 Petition of "Sarah Sanders" for Letters of Administration, filed.

Shows: That "Thomas Sanders" died on or about June 28th.1876, in the County of Santa Clara, State of California, being at the time of his death a resident of said County and leaving estate therein consisting of real and personal property, the value and character of which are as follows:-

The usual household and kitchen furniture; also some 8 or 9 hundred dollars; also a house and lot in East San Jose, in which he lived with his family at the time of his death.

That the estate and effects do not exceed the value of $1500.

That the next of kin and heirs at law of said deceased is his wife, "Sarah Sanders", aged 40 years, residing on the family home in East San Jose and three children, to wit: "John Thomas Sanders", aged 7 years, "Mary Sanders", aged 4 years and "Ann Augusta Sanders", aged 1 year.

That due search and inquiry have been made to ascertain if said deceased left any will and testament, but none have been found, and according to

1876

the best knowledge, information and belief of Petitioner said deceased died intestate.

That petitioner "Sarah Sanders" is the wife of said deceased and therefore is entitled to Letters of Administration of said estate.

Prays for Letters of Administration.

Dated: July 15, 1876.

(Sgd) "Sarah Sanders".

July 15 — Order appointing Saturday July 29th.1876, day for hearing upon said Petition for Letters of Administration and directing the Clerk to give notice thereof by causing notices to be posted up according to law, made, entered and filed.

P.R.12, Page 560.

July 17 — Affidavit of O.S.May of Posting on July 17, 1876 exact and true copies of the Notice of Time and Place appointed for hearing upon said Petition for Letters of Administration in three of the most public places in said County of Santa Clara (naming them) filed.

July 29 — Order directing Letters of Administration to be issued to "Sarah Sanders" upon her taking the oath and filing a bond according to law, in the sum of $1500.00 made, entered and filed.

P.R.12, Page 586.

July 29 — Order appointing Stephen Thorne, D.B.Hill and H.Hoffman, Appraisers, made, entered and filed.

P.R.12, Page 587.

1876

July 31 Bond of Administratrix approved and filed.
Recorded in Book B of Bonds, Page 501.

July 31 Letters of Administration (with oath annexed) issued to Sarah Sanders, and filed.
Recorded in Book B of Letters, Page 336.

Aug.12 Inventory and Appraisement, filed.

REAL ESTATE.

A 50 vara lot in Block No.7 in Naglee and Sainsevain's Survey in the City of San Jose, California, described as follows:-

Commencing at a point on the Easterly side of Fourteenth Street 137 1/2 feet from the Northerly side of St.John Street; thence North 137 1/2 feet; thence East 137 1/2 feet; thence South 137 1/2 feet; thence West 137 1/2 feet to place of beginning.
Appraised at . . . . . $1000.00.
Also (Certain personal property)
Total appraised value of estate . . .$1990.65.
All of which is community property.
(Duly Verified)

Aug.22 Order of publication of Notice to Creditors in the "Argus" a newspaper printed and published in said County of Santa Clara, at least once a week for four weeks, made, entered and filed.
P.R.12 Page 631.

1877

Jan.13 Affidavit of A.Kerns, one of the proprietors, printers and publishers of The Weekly Argus, a weekly newspaper,&c., of Publication of Notice to

1876	Creditors in said newspaper regularly once a week for a period of four consecutive weeks, to wit: in the issues thereof of August 22nd. August 29th. September 5th. and September 11th. 1876, filed.
Feb. 10	Report of Administratrix filed.
July 2	Petition of "Sarah Sanders", Administratrix, &c. for Distribution of estate, filed.

Shows (Previous Proceedings)

That on February 10, 1877, Petitioner filed a report of her proceedings as Administratrix showing that all the debts of said deceased and of said estate and all the expenses of the administration thereof thus far incurred, and all taxes that have attached to or accrued against the said estate, have been paid and discharged and said estate is now in a condition to be closed.

That the residue of the said estate now remaining in her hands is fully set forth and described in the Schedule marked "A" hereunto annexed and made a part of this Petition.

That the value of said estate is about $2000. real property of the value of $1000. and personal property of the value of $1000.

That said "Thomas Sanders" died intestate in the County of Santa Clara on the __ of __ 1876 leaving as his surviving heirs, his widow, "Sarah Sanders" and three children, named "John Thomas Sanders", "Mary Sanders" and "Ann Augusta Sanders".

That the said heirs aforesaid are entitled to the residue of said estate.

1877

Prays that the administration of said estate may be brought to a close, and that she may be discharged from her trust as such Administratrix, and that the estate remaining in her hands as aforesaid ,may be distributed without further cost, under and by virtue of Sec.__ of the Civil Code, having relation to Probate proceedings, as the amount of said estate as per Inventory is less than $3000. to the said parties entitled thereto as aforesaid, to wit: The said "Sarah Sanders",widow of said deceased and to "John Thomas Sanders", "Mary Sanders" and "Ann Augusta Sanders", the children of said "Thomas Sanders",deceased.

Dated:April 7,1877.

(Sgd) "Sarah Sanders", by her Attorney.

James H.Birch, Jr.

Schedule "A" to foregoing Petition contains a description of the residue of said estate, to wit:-

REAL ESTATE.

A 50 vara lot in the City of San Jose, Santa Clara County, California, described as follows:-

Commencing on the Easterly side of Fourteenth Street 137 1/2 feet from Northerly side of St. John Street; thence North along the Easterly side of Fourteenth Street 137 1/2 feet; thence East 137 1/2 feet; thence South 137 1/2 feet; thence West 137 1/2 feet to the place of beginning.

Also(certain personal property)

July 2 Decree of Distribution of Estate,made entered and

1877 filed P.R.13,Page 568.

"Sarah Sanders", Administratrix of the Estate of "Thomas Sanders",deceased, having on July 2nd.1877,filed in this Court her Petition setting forth among other matters that her accounts have been finally settled; that all the debts of said deceased and of said estate and the expenses and charges of administration have been paid; that a portion of said estate remains to be divided among the heirs of said deceased and praying for an order of distribution of the residue ofsaid estate among the persons entitled.

And it appearing to this Court from the papers on file in said estate as well as from said Petition that the whole amount of said estate is less than $3000. all further regular proceedings are hereby dispensed with, for thepurpose of a summary administration of said estate and the infant heirs of the said "Thomas Sanders",deceased appearing by their counsel, James H.Campbell, appointed by this Court to represent their interests in the distribution of said estate and consenting thereto, this Court proceeded to the hearing of said Petition, and the Inventory and Appraisement of said estate, the final accounts of said Administratrix, the Decree allowing and settling the same, and the decree of due publication of notice to creditors, together with other documentary and recorded proofs were offered and put in evidence; and the examination of the said "Sarah Sanders", under oath in open Court being dispensed with, as part of the regular proceedings, as required in other cases, and it

1877

appearing to the satisfaction of the Court, from said documentary and other proofs that the said estate was in condition to be closed and among other things that said "Sarah Sanders", Administratrix as aforesaid duly qualified as such Administratrix on July 31st. 1876, and thereupon entered upon the Administration of said estate and has ever since continued to administer the same.

That due and legal notice to creditors was published and that a true Inventory and Appraisement of said estate were duly made and returned to this Court.

That more than six months has elapsed since the appointment of said "Sarah Sanders", as such Administratrix and more than four months have expired since the first publication of said Notice to Creditors.

That on February 10, 1877, said "Sarah Sanders" filed a report of her proceedings as Administratrix and a statement of her accounts; and that after due hearing and examination, the same were finally settled.

That said "Sarah Sanders" has fully accounted for all the estate that has come to her hands and that the whole estate so far as has been discovered, has been fully administered, and the residue thereof consisting of the property hereinafter described, is now ready for distribution.

That all the debts of said deceased of said estate and all the expenses of the administration thereof thus far incurred and all taxes that have attached to or accrued against the said estate, have

1877

been paid and discharged and said estate is now in a condition to be closed.

That the balance of said estate is in real and personal property and consists of moneys on hands and the real estate as inventoried.

That the said "Thomas Sanders", died intestate in the County of Santa Clara on the __ day of April 1876, leaving as his surviving heirs "Sarah Sanders" his widow, and three children, to wit: "John Thomas Sanders", "Mary Sanders" and "Ann Augusta Sanders", all of whom are residents of Santa Clara County, Cal.

That since the rendition of the report of her proceedings as Administratrix __ dollars have come into the hands of said Administratrix and the sum of ___ dollars has been expended by her as necessary expenses of the administration; and that the estimated expenses of closing said estate will amount to the sum of $25.

That the said "Sarah Sanders", "John Thomas Sanders", "Mary Sanders" and "Ann Augusta Sanders" heirs,&c., are entitled to the residue of said estate of said "Thomas Sanders", deceased.

Now on this, the said __ day of __ A.D.187_ on motion of James H.Birch, Jr., Esq. counsel for said Administratrix and no exception or objections being filed or made by any person interested in the said estate or otherwise.

It is hereby ORDERED, ADJUDGED AND DECREED: That all the acts and proceedings of said "Sarah Sanders", Administratrix as aforesaid, as reported to this Court and as appearing upon the records

thereof, be and the same are hereby approved and confirmed and that after deducting said estimated expenses of closing the administration, the residue of said estate of "Thomas Sanders", deceased, hereinafter particularly described and now remaining in the hands of said Administratrix and any other property not now known or discovered, which may belong to the said estate or in which the said estate may have any interest, be and the same is hereby distributed as follows, to wit:-

The personal property consisting of household furniture as per Inventory, together with a Certificate of deposit on the Commercial and Savings Bank, as per Inventory be set off to the said "Sarah Sanders", widow of said deceased, absolutely and that the real estate belonging to said estate, hereinafter described, be distributed to the said heirs, in bulk with interests as follows:-

To the said "Sarah Sanders" four undivided eighth parts of said lot and to "John Thomas Sanders", "Mary Sanders" and "Ann Augusta Sanders", the other undivided four eighths part to them, as said heirs, children of said "Thomas Sanders", deceased.

And it is further ordered: That the said "Sarah Sanders", Administratrix as aforesaid, upon payment of the costs yet due as estimated and upon filing due and proper vouchers therefor in this Court be fully and finally discharged from her trust as such Administratrix.

The following is a particular description of

1877

the said residue of said estate referred to in this decree and of which distribution is ordered, adjudged and decreed as aforesaid.

REAL ESTATE.

A 50 vara lot in the City of San Jose, Santa Clara County, California, described as follows:

Commencing on the Easterly side of Fourteenth Street 137 1/2 feet from the Northerly side of St.John Street; thence North along the Easterly side of Fourteenth Street 137 1/2 feet; thence East 137 1/2 feet; thence South 137 1/2 feet; thence West 137 1/2 feet to the place of beginning.

Also(Certain personal property)

Dated:July 2nd.1877.

(Sgd) D.S.Payne, Probate Judge.

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,

IN AND FOR THE COUNTY OF SANTA CLARA.

In the Matter of the Estate

OF

Sarah Saunders, Deceased

REG. J. PAGE 168 ESTATE 3907.

1897

Oct.4 Petition of Mary Saunders for Letters of Administration, filed.

Shows: That Sarah Saunders died on or about October 30, 1897 in the City of San Jose, County of Santa Clara, State of California, being at the time of her death a resident of said County and leaving estate therein consisting of real property, the value and character of which are as follows:-

An undivided one-half interest in a lot on the East side of Fourteenth Street near St. John Street in the City of San Jose, upon which there is a small dwelling house of the value of about $2500. That the estate and effects do not exceed the value of $1250.

That the next of kin and heirs at law of said deceased are John T. Saunders, aged 28 years, Augusta Armour, aged about 22 years and Petitioner Mary Saunders, aged about 22 years, children of deceased, all residents of Santa Clara County.

That due search and inquiry have been made to ascertain if said deceased left any will and testament, but none has been found and according to the best knowledge, information and belief of Petitioner, said deceased died intestate.

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1897

That Petitioner is a daughter of said deceased and therefore is entitled to Letters of Administration of said estate.

Prays for Letters of Administration.

Dated: October 4, 1897.

(Sgd) Mary Saunders.

F.B.Laine, Attorney for Petitioner.

Oct.4 Clerk's Notice showing appointment of Oct.15, 1897, day for hearing upon said Petition for Letters of Administration filed.

Oct.5 Affidavit of J.H.Shilue of Posting on October 4, 1897, exact and true copies of the Notice of Time and Place appointed for hearing upon said Petition for Letters of Administration in three of the most public places in said County of Santa Clara (naming them) filed.

Oct.15 Order appointing Mary Saunders, Administratrix of the estate of said deceased and directing Letters of Administration to be issued to her upon her taking the oath and giving a bond, according to law, in the sum of $300.00 made, entered and filed.

P.R.50, Page 287.

Oct.27 Bond of Administratrix, approved and filed.

Recorded in Book G of Bonds, Page 316.

Oct.27 Letters of Administration (with oath annexed) issued to Mary Saunders and filed.

1897

Recorded in Book F of Letters, Page 348.

Nov. 27 — Order appointing George Lawrence, B.L.Beckham and Martin Edwards, Appraisers, made, entered and filed. P.R.54, Page 312.

Nov. 30 — Inventory and Appraisement filed.

REAL ESTATE.

The undivided one-half interest in all that parcel of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows:-

Commencing at a point on the Easterly side of Fourteenth Street 137 1/2 feet from the Northerly side of St.John Street and running thence North along the Easterly side of Fourteenth Street 137 1/2 feet; thence at right angles Easterly 137 1/2 feet; thence at right angles Southerly 137 1/2 feet; thence Westerly 137 1/2 feet to the Easterly side of Fourteenth Street, the place of beginning; being a part of Block No.7 in Naglee and Sainsevain's Survey as laid down on the Sherman Day Map of the City of San Jose.

Appraised at . . . . . $1000.00.

Total appraised value of estate $1000.00

All of which is separate property.

(Duly Verified)

Nov. 30 — Order of Publication of Notice to Creditors in some newspaper printed and published in said County of Santa Clara, at least once a week for four weeks, made, entered and filed. P.R.56, Page 51.

SAN JOSE ABSTRACT COMPANY
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Feb.14 Affidavit of C.W.Williams printer and publisher of The Evening News, of Publication of Notice to Creditors in said newspaper for thirty-four consecutive days, from the 1st.day of December 1897, to the 3rd.day of January 1898, inclusive; that is to say, every day, first and last days included, Sundays and December 25,1897, excepted, that being as often during said period as said newspaper was regularly issued, filed.

Apl.14 Final Account of Administratrix, filed.

Apl.14 Petition of Mary Saunders, Administrix &c., for Distribution of Estate, filed.

Shows: (Previous Proceedings)

That all the debts of said deceased and of said estate and all the expenses of the administration thereof thus far incurred and all taxes that have attached to or accrued against the said estate have been paid and discharged and said estate is now in a condition to be closed.

That the residue of said estate now remaining in her hands is fully set forth and described in the Schedule marked "A" hereunto annexed and made a part hereof.

That the whole of said estate is the separate property of deceased.

That the said Sarah Saunders died intestate in the City of San Jose, County of Santa Clara, on October 30,1889, leaving her surviving as her heirs at law, her three children, viz: John Thomas

1898

Saunders, Mary Saunders and Augusta Saunders, now Augusta Armour, all now of the age of majority.

That the said John Thomas Saunders, Mary Saunders and Augusta Armour are entitled to the whole of the residue of said estate in equal shares.

Prays that the administration of said estate may be brought to a close and that she may be discharged from her trust as such Administratrix.

That, after due notice given and proceedings had, the estate remaining in her hands as aforesaid, may be distributed to the said parties entitled thereto as aforesaid.

Dated: April 14,1898.

(Sgd) Mary Saunders, Administratrix

Schedule "A" to foregoing Petition contains a description of the residue of said estate, to wit:-

REAL ESTATE.

All that parcel of land situate in the City of San Jose, County of Santa Clara, State of California described as follows:

(Same as in the Inventory and Appraisement)

Apl.14 Clerk's Notice showing appointment of April 29th.1898, day for the settlement of said Final Account and hearing upon said Petition for Distribution, filed.

Apl.19 Affidavit of J.M.Shilue of Posting on April 18,1898, exact and true copies of the Notice of Time and Place appointed for the settlement of said Final Account and hearing upon said petition

1898

for Distribution, in three of the most public places in said County of Santa Clara (naming them) filed.

Apl.29 Decree establishing Due and Legal Notice to Creditors, made, entered and filed.

P.R.56,Page 343.

Apl.29 Vouchers filed.

Apl.29 Order settling Final Account and distributing estate to the parties entitled thereto, made and entered.

P.R.60,Page 210.

May 3 Decree of Settlement of Final Account and Dsitribution of Estate,filed and entered.

P.R.59,Page 158.

ORDERED, ADJUDGED AND DECREED that the said Final Account of the Administratrix be and the same is hereby finally settled, allowed and approved and that the residue of said estate hereinafter particularly described and any other property not now known or discovered, which may belong to the said estate, or in which the said estate may have any interest, be and the same is hereby distributed as follows:-

The undivided one-third thereof to John Thomas Saunders.

The undivided one-third thereof to Mary Saunders and the undivided one-third thereof to Augusta Armour.

1898

The following is a particular description of the said residue of said estate referred to in this decree and of which distribution is now ordered as afore said.

The undivided one-half of all that parcel of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows:

(Same as in the Inventory and Appraisement)

Dated: April 29th.1898.

(Sgd) M.H.Hyland, Judge.

Mary Saunders, single and
Augusta Armour, wife of
W.P.Armour
— TO —
John Thomas Saunders

D E E D.

Dated May 26,1898.

Cons: $10.

Do grant, bargain, sell, convey and confirm unto second party and to his heirs and assigns forever, all that certain parcel of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows, to wit:-

Commencing at a point on the Easterly side of Fourteenth Street 137 1/2 feet from the Northerly side of St.John Street; and running thence North along the Easterly side of Fourteenth Street 137 1/2 feet; thence at right angles Easterly 137 1/2 feet; thence at right angles Southerly 137 1/2 feet; and thence at right angles Westerly 137 1/2 feet to the place of beginning; the same being a part of Block No.7 in Naglee & Saisevain's Survey as laid down on the Sherman Day Map of the City of San Jose.

Acknd. May 27,1898.

Before Edward W.Clayton, N.P.

Recorded June 11,1898.

Book 208 Deeds,Page 506.

NOTE: Marriage Certificate of Augusta Saunders and W.P. Armour not of record in the office of the County Recorder of Santa Clara County,California.

John Thomas Saunders

(Sgd. and acknd.John Tomas Saunders)

TO

Augusta Armour

D E E D.

Dated May 26,1898.

Cons: $10.

Does grant, bargain, sell, convey and confirm unto second party and to her heirs and assigns forever, all that certain parcel of land situate in the City of San Jose County of Santa Clara, State of California, described as follows, to wit:-

Beginning at a point on the Easterly side of Fourteenth Street distant 137 1/2 feet Northerly from the North East corner of Fourteenth and St.John Streets; thence running Northerly along the Easterly side of Fourteenth Street 45 feet 10 inches; thence at right angles Easterly 137 1/2 feet; thence at right angles Southerly 45 feet 10 inches; thence at right angles 137 1/2 feet Westerly to the place of beginning.

Acknd. May 28,1898.

Before J.E.Fisher, N.P.

Recorded May 31,1898.

Book 208 of Deeds,Page 450.

John Thomas Saunders

(Sgd. & Acknd. John Tomas Saunders)

TO

Mary Saunders

D E E D.

Dated May 26,1898.

Cons: $10.

Does grant, bargain, sell, convey and confirm unto second party and to her heirs and assigns, all that certain parcel of land situate in the City of San Jose, County of Santa Clara, State of California, described as follows, to wit:-

Beginning at a point on the Easterly side of Fourteenth Street distant 183 feet 4 inches Northerly from the North East corner of Fourteenth & St. John Streets; thence Northerly along the Easterly side of Fourteenth Street 45 feet 10 inches; thence at right angles Easterly 137 1/2 feet; thence at right angles Southerly 45 feet 10 inches; thence at right angles Westerly 137 1/2 feet to the place of beginning.

Acknd. May 28,1898.

Before J.E.Fisher, N.P.

Recorded May 31,1898.

Book 208 of Deeds, Page 452.

T A X E S.

S T A T E C O U N T Y A N D C I T Y.

E.14th.137 1/2 N.St.John N.137 1/2 x 137 1/2 ft.of Block 7 Naglee & Sainsevain Addition.

Fiscal Years.

1859/1860)
) TO) Void.NO $ mark.
1863-1864)

1864-1865)
) TO) Paid.
1895-1896)

1896-1897 Delinquent Sold and Redeemed.

1897-1898 Paid.

1898-1899 Paid.

1899-1900 On 45 ft.10 in.on E.14th.x 137 1/2 ft.bounded North by Keith; South by Mary Saunders. Delinquent.Sold to St.of Cal.and Redeemed. Balance Paid.

1900-1901)
) TO) PAID.
1905-1906)

1906-1907 1st.Installment Paid. 2nd.Installment Now a Lien.

N O J U D G M E N T L I E N S.

The foregoing ABSTRACT consisting of pages 1 to 37 inclusive, made at SAN JOSE, CALIFORNIA, OCTOBER TWENTY-SIXTH 1906 at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

By J C Edwards

Manager.

Continuation of the Foregoing Abstract

as to

The Same Property

As shown by the official records of the

County of Santa Clara, State of California.

Ann Augusta Armour

daughter of Thomas Saunders

(sometimes spelled Sanders)

— TO —

John Thomas Saunders

D E E D

Dated November 3, 1906

Cons$10.

Does remise, release and forever quit claim unto the said party of the second part, and to his heirs and assigns all that certain parcel of land in the City of San Jose, County of Santa Clara, State of California, bounded and described as follows, to wit:-

Beginning at a point in the Easterly line of 17th formerly Fourteenth Street distant on said line 229 feet 2 inches Northerly from the North line of St John Street, running thence Northerly along the Easterly side of 17th formerly Fourteenth Street 45 feet 10 inches, thence at right angles Easterly 137 feet 6 inches thence at right angles Southerly 45 feet 10 inches, thence at right angles westerly 137 feet 6 inches to the place of beginning, and being a portion of Block 7 in Naglee & Sainsevain Additionto the City of San Jose.

Acknd. November 3, 1906

Before W. A. Parkhurst, N. P.

Recorded November 5, 1906

Book 312 Deeds, Page 295

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

John Thomas Saunders
(sometimes spelled Sanders) and
Minnie Saunders, his wife

— TO —

Security Savings Bank of San Jose,
California (a corporation)

M O R T G A G E

Dated November 3, 1906

To secure the payment of $800.

Mortgages premises (same as in Liber 312 of deeds, page 295 Armour to Saunders)

Recorded November 5, 1906

Book 185 Mortgages, Page 154.

Satisfied in full on the margin of the record Oct. 26 1908 by Security Savings Bank of San Jose by W. S. Richards President and attested by County Recorder.

John Thomas Saunders

— TO —

Minnie Saunders

D E E D

Dated March 31, 1908

Cons$300.

Grant, bargain, sell, convey and confirm unto the said party of the second part and to her heirs and assigns forever, all that certain parcel of land situate in the City of San Jose, County of Santa Clara, State of California bounded and described as follows, to wit:-

(Same as in Liber 312 of deeds, page 295 Armour to Saunders)

as and for her separate property and estate.

Acknd. March 31, 1908

Before Wm. F. James, N. P.

Recorded March 31, 1908

Book 329 Deeds, Page 486

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

IN AND FOR THE COUNTY OF SANTA CLARA

DEPT. NO. 3

Minnie Saunders

— VS —

John T. Saunders

CASE NO. 18979

REG. 3 PAGE 477

1910

Aug. 10 Complaint filed.

Alleges that plaintiff and defendant intermarried in the City of Oakland, County of Alameda, State of California, on November 1, 1898 and ever since have been and are now husband and wife.

Further alleges among other things intemperance and acts of cruelty.

Prays judgment that the bonds of matrimony between herself and defendant be absolutely dissolved.

That the defendant be required to pay a reasonable sum into Court to pay the expenses of the action and be required to pay into Court $100 or such other sum as the Court may deem just as attorney fees for plaintiffs attorneys herein.

That the plaintiff have such other and further relief as the Court may deem just and reasonable.

John P. Fitzgerald and

George W. Waldorf

Attorneys for Plaintiff

Duly verified

SAN JOSE ABSTRACT COMPANY
SAN JOSE, CAL.

1910	
Aug. 10	Summons issued.
Aug. 13	Summons returned with certificate attached of the Sheriff of Santa Clara County of service on John T. Saunders on August 10, 1910 and filed.
Aug. 31	Default of defendant entered.

Mar 17. 1913 nothing further

T A X E S

S T A T E C O U N T Y A N D C I T Y

Fiscal Years

1906-1907)
)
   to   ) Paid
)
1910-1911)

1911-1912 Now a Lien

N O J U D G M E N T L I E N S

The foregoing CONTINUATION consisting of pages 38 to 44 inclusive made at SAN JOSE, CALIFORNIA, JUNE TWENTY THIRD 1911 at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY

By J. C. Edwards

Manager

Continuation of the Foregoing Abstract

As shown by the official records of the County of Santa Clara, State of California

To

The property described in the following Deed of Trust executed by Minnie Saunders, to San Jose Abstract Company, a corporation, dated June 30, 1911 and recorded June 30, 1911 in Book 42 of Trust Deeds, page 423.

Minnie Saunders

as trustor

San Jose Abstract Company,

a corporation,

as trustee

AND

Security Savings Bank of San

Jose, California, a corporation,

as beneficiary

D E E D OF T R U S T

Dated June 30, 1911.

To secure to said beneficiary, the payment of a certain promissory note of even date herewith, for the sum of Five hundred ($500.00) Dollars, in one year, with interest as therein specified; also the payment of additional sums, not exceeding when added to the unpaid portion of the original principal, the sum of $800.00.

Convey unto said Trustee, and its successors, the following described real property situate in the City of San Jose, County of Santa Clara, State of California:

Beginning at a point in the Easterly line of Fourteenth Street, distant on said line 229 feet 2 inches Northerly from the North line of St. John Street, and running thence Northerly along the Easterly line of Fourteenth Street 45 feet 10 inches; thence at right angles Easterly 137 feet 6 inches; thence at right angles Southerly 45 feet 10 inches; thence at right angles Westerly 137 feet 6 inches to the place of beginning, and being a portion of Block 7 in Naglee and Sainsevain Addition to the City of San Jose.

Upon trust to reconvey all the estate in the premises to said Trustor, her heirs and assigns in case payment be made of all sums due said beneficiary, but if default be made in any such payment, said Trustee is empowered to sell the above granted premises at public auction, after giving due public notice.

Acknd. June 30, 1911.

Before J. Hinman, N.P.

Recorded June 30, 1911.

Book 42 of Trust Deeds, page 423.

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA,

IN AND FOR THE COUNTY OF SANTA CLARA.

Minnie Saunders,

Plaintiff

VS

John T. Saunders

Defendant

CASE No. 19966 REG. 5 PAGE 864. DEPT. 2.

1912	
Feb.3	Complaint filed.
	Alleges that plaintiff and defendant intermarried in the City of Oakland, County of Alameda, State of California, on November 1, 1898, and ever since have been and now are husband and wife.
	Further alleges among other things intemperance and acts of cruelty.
	Prays for judgment that the bonds of matrimony existing between the plaintiff and defendant be dissolved, and for such other and further relief as to the Court may seem just and reasonable.
	John P. Fitzgerald, Attorney for plaintiff.
	Duly verified.
Feb.3	Summons issued.
Feb.3	Summons returned with certificate attached of the Sheriff of Santa Clara County of service on

1912

John T. Saunders on February 3, 1912, and filed.

Feb.20 Default of defendant entered.

Mar.25 Minnie Saunders and Julia Rasmussen sworn and examined as witnesses and Judge orders Interlocutory decree in favor of plaintiff.

Min. Book page .

Apr.2 Findings of fact and conclusions of law, filed.

Apr.2 Interlocutory Judgment, made, filed and entered.

Judgment Book 9, page 246.

Ordered, Adjudged and Decreed that the plaintiff Minnie Saunders is entitled to a divorce from the defendant John T. Saunders.

Dated March 25, 1912.

P.F. Gosbey,

Judge of the Superior Court.

Apr.30 Testimony filed.

TAXES

STATE COUNTY & CITY

Fiscal Years

1911-1912 Paid

1912-1913 First installment paid.

Second installment due and payable.

1913-1914 Now a lien, but not yet due or payable.

NO JUDGMENT LIENS

The foregoing CONTINUATION consisting of pages 45 to 50 inclusive, made at SAN JOSE, CALIFORNIA, MARCH SEVENTEENTH 1913, at Nine o'clock A.M.

SAN JOSE ABSTRACT COMPANY.

BY L. L. Edwards

Manager.